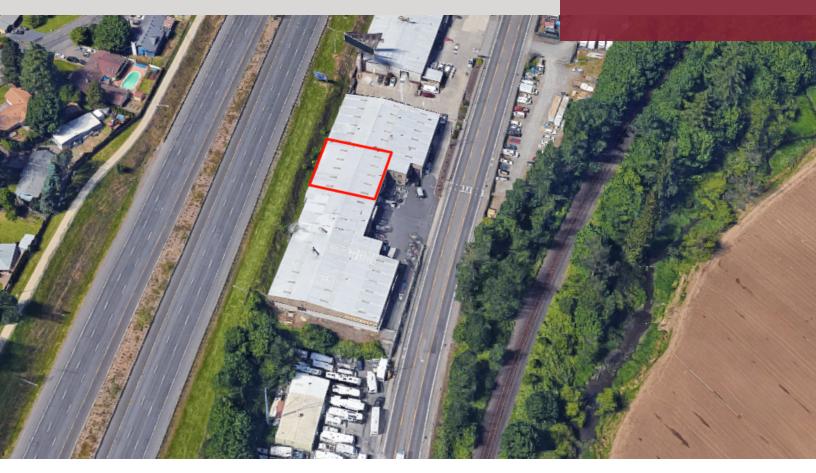
## 17865 SE 82nd Drive, Gladstone, OR 97015

## FOR LEASE



OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	Fully Leased	Ideally located along I-5 and south of Clackamas, the property offers high bay warehouse with offices ideal for wholesale, storage, local distribution, industrial service and numerous other industrial uses.
Office SF:	1,400 SF	PROPERTY HIGHLIGHTS
Lease Rate:	Negotiable	625 SF bonus 2nd floor office with restroom (no additional cost)
		Shower on premises
<b>Clear Height:</b>	16' 18'	• 3 phase, 200 amp power
		Sprinklered
Loading:	One (1) recessed dock door	<ul><li>Located between Highway 212 and Gladstone interchanges</li><li>Limited parking</li></ul>
Zoning:	LI, Light Industrial	Oak Grove Oatfield
Est. NNN's:	\$0.09/SF/month	Clackamas 212



Eleanor Aschoff 503.972.7296 eleanor@macadamforbes.com Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.